

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AUDIT COMMITTEE AGENDA

March 31, 2026 at 6:15 p.m.

- I. Roll Call
- II. Business and Discussion
 - a. Presentation by Brent Jensen at EFPR Group CPAs, LLP, reviewing December 31, 2025 audit of financial investments.
 - b. Recommendation to the Board of the Nassau County Industrial Development Agency its adoption of the described 2025 audited financial statements.
 - c. Approval of October 30, 2025 Audit Committee Meeting Minutes
- III. Adjournment

Audit Committee
Members:

Raymond Pinto, Chair
William Rockensies
John Coumatos

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

FINANCE COMMITTEE AGENDA

March 31, 2026 at 6:15 p.m.

- I. Roll Call
- II. Business and Discussion
 - a. Presentation by Brent Jensen at EFPR Group CPAs, LLP, reviewing December 31, 2025 audit of financial investments.
 - b. Adoption of the 2025 NCIDA audited financial statements.
 - c. Approval of October 30, 2025 Finance Committee Meeting Minutes
- III. Adjournment

Finance Committee
Members:

Reginald Spinello, Chair
Raymond Pinto
Joseph Manzella

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY

GOVERNANCE COMMITTEE AGENDA

March 31, 2026 at 6:15 p.m.

- I. Roll Call
- II. Business and Discussion
 - a. Recommendation regarding Policies and Procedures
 - a. Approval of October 30, 2025 Finance Committee Meeting Minutes
- III. Adjournment

**Governance Committee
Members:**

William Rockensies, Chair
Raymond Pinto
Marco Troiano

Nassau County Industrial Development Agency (“IDA”)

Agenda

March 31, 2026 at 6:15 p.m.

- I. Board Roll Call/Call to Order
- II. Chair Report
- III. CEO Report
- IV. Public Comment Period
- V. Existing Business and Discussion
 - A. Approval Resolutions
 - i. NONE
 - B. Preliminary Resolutions
 - i. NONE
 - C. Discussion
 - i. NONE
 - D. Consent Resolutions
 - i. CSH Plainview, LLC
- VI. New Business
 - A. Preliminary Resolution
 - i. 975 Stewart, LLC
- VII. Committee Reports
- VIII. Other Business
 - A. Minutes
 - i. Approval of March 12, 2026 Minutes

B. Other Resolutions

- i. Resolution to Adopt 2025 Audited Financial Statements
- ii. Resolution Addressing Governance Matters (Policies & Procedures)
- iii. 2026 LIBDC Sponsorship
- iv. Vision Long Island 2026 Smart Growth Awards
- v. Lightcast/Data Schuss Ratification Resolution

IX. Bills and Communications

X. Treasurer's Report

XI. Announcements

XII. Executive Session

XIII. Adjournment

CSH Plainview, LLC - Consent Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 31, 2026, at 6:15 p.m., local time.

The meeting was called to order by the Chair, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O'Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING CERTAIN MATTERS IN CONNECTION WITH ITS STRAIGHT-LEASE TRANSACTION WITH CSH PLAINIEW, LLC

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, CHS PLAINVIEW, LLC, (the “Applicant”), submitted an application for financial assistance (the “Application”) to the Agency requesting that the Agency consider undertaking a project (the “Project”) consisting of inter alia, the following: (A)(1) the acquisition of an interest in an approximately 4.85 acre parcel of land located at 9 Gerhard Road, Plainview, Town of Oyster Bay, Nassau County, New York (Section: 46; Block: 567; Lot: 61 and Section: 47; Block: 022; Lots: 3 and 4) (the “Land”), (2) the renovation of an existing approximately 150,000 square foot vacant building (collectively, the “Building”) on the Land, together with related improvements to the Land and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by the Applicant as an approximately 117-unit senior (62 and over) residential independent living facility; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on April 18, 2019 (the “Authorizing Resolution”), the Agency determined to proceed with the Project, to grant the Financial Assistance and to enter into the “straight lease transaction” (as such quoted term is defined in the Act) contemplated by the Authorizing Resolution; and

WHEREAS, the Agency appointed the Applicant as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility, all pursuant to the terms and conditions set forth in the Uniform Project Agreement dated as of July 1, 2019 between the Applicant and the Agency (as amended, modified, supplemented and restated to date, the “Project Agreement”) and the other Transaction Documents (as defined in the Project Agreement); and

WHEREAS, by letter and Application for Financial Assistance each dated February 11, 2026 (collectively, the “Consent Request”), the Agency was requested to consent to (a) the transfer of the Applicant’s right, title and interest in the Project Facility to The Residences at Plainview LL, LLC, an affiliate of Investcorp. (the “Assignee”), (b) the assignment by the Applicant to the Assignee of the Applicant’s right, title and interest in and to the Project Agreement, the Company Lease Agreement (as defined in the Project Agreement), the Leaseback Agreement (as defined in the Project Agreement), the PILOT Agreement (as defined in the Leaseback Agreement) and the other Transaction Documents, (c) the master leasing of the Project Facility by The Residences at Plainview TT, LLC, a joint venture between Investcorp. and the owners of the Assignee, (d) the replacement of certain guarantors and indemnitors under the Transaction Documents, and (e) the execution and delivery of certain amendments and other documents, instruments and agreements for the purpose of, inter alia, correcting a scrivener’s error with respect to the use of the Project Facility by a Permitted Transferee (collectively, the “Proposed Transaction”); and

WHEREAS, the Agency approved the Proposed Transaction pursuant to a resolution adopted by the members of the Agency on February 26, 2026 (the “Consent Resolution”); and

WHEREAS, counsel to the Applicant and the Assignee have submitted a letter dated March 11, 2026 (the “Amendment Request”), advising the Agency that the Applicant and the Assignee have agreed that the proposed purchase of the Project Facility will not include that portion of the Land (and the improvements thereon) shown as Section: 47; Block: 022; Lots: 3 and 4 on the Tax Map of the County of Nassau (the “Parking Parcel”) and requesting that the Agency terminate its interests therein (collectively, the “Proposed Amendment Transaction”); and

WHEREAS, no additional Financial Assistance is being requested by the Applicant or the Assignee with respect to the Proposed Amendment Transaction and, therefore, no public hearing of the Agency is required pursuant to Section 859-a of the Act; and

WHEREAS, the Agency is willing to consent to the Proposed Amendment Transaction, subject to the terms of this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Transaction Documents.

Section 2. The Agency hereby ratifies, confirms and approves actions heretofore taken by the Chief Executive Officer/Executive Director and the staff of the Agency with respect to the matters contemplated by this Resolution, including, without limitation, those actions required to ensure full compliance with the requirements of the Act, SEQRA and all other Applicable Laws that relate thereto.

Section 3. The Agency determines that the Applicant's request with respect to previously approved and unchanged Project is a Type II Action pursuant to SEQRA involving "continuing agency administration" which does not involve "new programs or major reordering of priorities that may affect the environment" (6 NYCRR §617.5(c)(20)) and therefore no Findings or determination of significance are required under SEQRA.

Section 4. No additional Financial Assistance is being requested by the Applicant or the Assignee with respect to the Proposed Amendment Transaction, and, therefore, no public hearing of the Agency is required pursuant to Section 859-a of the Act.

Section 5. The Agency hereby determines that the Agency has fully complied with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the requested consent.

Section 6. The Agency has considered the request made by the Applicant and the Assignee and hereby finds and determines that the requested consent will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Nassau County, New York, and improve their standard of living, and thereby serve the public purposes of the Act. Accordingly, the Agency hereby approves the Proposed Amendment Transaction as set forth in the Consent Request, subject to the provisions of this Resolution.

Section 7. The execution and delivery of the documents, instruments and agreements required to effectuate the Proposed Amendment Transaction (collectively, the "Amendment Documents"), being substantially in the forms used for prior similar transactions, are hereby authorized and approved. The Chair, Chief Executive Officer/Executive Director, Chief Financial Officer and Administrative Director of the Agency are each hereby authorized, acting individually or jointly, to execute, acknowledge and deliver the Amendment Documents. The execution and delivery of the Amendment Documents by any one of said officers shall be conclusive evidence of due authorization and approval.

Section 8. The Chair, Chief Executive Officer/Executive Director, Chief Financial Officer and Administrative Director of the Agency are each hereby designated an Authorized Representative of the Agency and each of them is hereby authorized and directed, acting individually or jointly, to execute and deliver any and all consents, agreements, amendments, papers, instruments, opinions, certificates, affidavits and other documents required in connection with the Amendment Documents (collectively, the "Consent Documents"), and to do and cause to be done any and all acts and things necessary or proper for carrying out this Resolution, including, without limitation, taking any necessary action to obtain consent of any other person or party necessary with respect to execution, delivery and approval of the Consent Documents, The execution and delivery of the Consent Documents by any one of said officers shall be conclusive evidence of due authorization and approval.

Section 9. The authorizations set forth in this Resolution are subject to the conditions that (i) the Agency is not consenting herein to the undertaking of any construction, renovation, installation or equipping of the Project Facility except as contemplated by the Transaction Documents or to the construction of any other structures or improvements on the Land other than as contemplated by the Transaction Documents; (ii) all necessary due diligence will be conducted

as to the release of the portion of the Land that will not be sold by the Applicant to the Assignee; and (iii) the Applicant or the Assignee shall pay the Agency's consent fee and shall reimburse the Agency for all costs and expenses incurred by the Agency in connection with the transactions contemplated herein, including, without limitation, all reasonable attorneys' fees and disbursements incurred by the Agency, including without limitation, the fees and expenses of Special Counsel, Phillips Lytle LLP.

Section 10. All covenants, stipulations, obligations and agreements of the Agency contained in this Resolution, the Amendment Documents and the Consent Documents shall be deemed to be the covenants, stipulations, obligations and agreements of the Agency to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Agency and its successors from time to time; provided, however, that no covenants, stipulations, obligations or agreements of the Agency contained in this Resolution, any Amendment Document or any Consent Document shall give rise to any pecuniary liability of the Agency or a charge against its general credit or shall obligate the Agency in any way except to the extent that the same can be paid or recovered from the Project Facility or the sale or liquidation of the Project Facility or revenues therefrom.

No covenant, stipulation, obligation or agreement herein contained or contained in any Amendment Document or any Consent Document shall be deemed to be a covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity and neither the members of the Agency nor any officer executing any Amendment Document or any Consent Document shall be liable personally on the Amendment Documents or the Consent Documents or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 11. The Chair and Chief Executive Officer/Executive Director of the Agency, acting individually or jointly, are hereby authorized to approve modifications to the terms approved herein which are not inconsistent with the intent and substance of this Resolution, such approval to be evidenced by the execution by such officer of the Amendment Documents and/or the Consent Documents containing such modifications.

Section 12. Notwithstanding any provision in the Transaction Documents to the contrary, the Agency's consent does not and shall not be construed to mean that there are no defaults, events of default or recapture events under the Leaseback Agreement or any other Transaction Document or that any such defaults, events of default or recapture events have been or shall be waived by the Agency.

Section 13. The Chair, Chief Executive Officer/Executive Director, Chief Financial Officer and Administrative Director of the Agency, acting individually or jointly, are hereby authorized and directed to distribute copies of this Resolution to the Applicant, the Assignee and such other parties as any such officer may determine.

Section 14. It is expressly understood that no provision of this Resolution shall be interpreted as permitting any waiver by the Agency of any default by the Assignee occurring on or after the effective date of its assumption of the Project Agreement, the Company Lease, the Leaseback Agreement and the other Transaction Documents.

Section 15. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK

) SS.:

COUNTY OF NASSAU

We, the undersigned [Vice] Chair and [Asst.] Secretary of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 31, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Agency present throughout said meeting; and (E) the meeting was recorded and the recording has been or will be posted on the public website of the Agency pursuant to the Open Meetings Law.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this _____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

(SEAL)

**975 STWART, LLC -
Preliminary Inducement Resolution**

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 31, 2026, at 6:15 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-__

RESOLUTION TAKING PRELIMINARY ACTION TOWARD THE
ACQUISITION AND STRAIGHT LEASING OF A CERTAIN PROJECT FOR 975 STEWART,
LLC (THE “APPLICANT”) AND AUTHORIZING THE EXECUTION AND DELIVERY OF A
PRELIMINARY AGREEMENT WITH THE APPLICANT WITH RESPECT TO SUCH
TRANSACTION

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 975 STEWART, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 975 Stewart, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “Applicant”), has presented an application for financial assistance (the “Application”) to the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) consisting of the following: (A)(1) the acquisition of an interest in an approximately 2 acre parcel of land located at 975 Stewart Avenue, Garden City, Town of Hempstead, Nassau County, New York (Section: 44; Block: 074; Lots: 18 & 19) (the “Land”), (2) the renovation of an approximately 30,085 square foot building on the Land (the “Building”), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by New York Veterinary Center, PLLC, an affiliate of the Applicant (the “Operator”), as a state-of-the-art veterinary teaching and training facility; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and (D) the sublease of the Project Facility by the Applicant to the Operator or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Agency has given due consideration to the Application and to the representations made by the Applicant therein, in certain supplemental documents and at this meeting,

including, without limitation, representations of the Applicant that: (A) the granting by the Agency of the Financial Assistance with respect to the Project Facility will be an inducement to the Applicant to undertake the Project in Nassau County, New York; (B) the completion of the Project and the leasing and operation of the Project Facility will not result in the removal of a facility or plant of the Applicant or any tenant, user or occupant of the Project Facility from one area of the State of New York (the "State") to another area of the State or in the abandonment of one or more plants or facilities of the Applicant or any tenant, user or occupant of the Project Facility located in the State but outside Nassau County, New York, except in compliance with applicable law; (C) the Project will serve the public purposes of the Act by preserving permanent, private sector jobs and increasing the overall number of permanent, private sector jobs in the State; and (D) the granting of the Financial Assistance by the Agency will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Nassau County, New York, and improve their standard of living, and prevent unemployment and economic deterioration, and thereby serve the public purposes of the Act; and

WHEREAS, a portion of the Financial Assistance consisting of an exemption from real property taxes, if granted, may represent a deviation from the Agency's uniform tax exemption policy with respect to the making of payments in lieu of real property taxes; and

WHEREAS, any approval of the Project is contingent upon, among other things, a final determination by the members of the Agency to proceed with the Project following determinations by the Agency that: (A) the public hearing and notice requirements and other procedural requirements contained in the Act relating to the Project and the Financial Assistance have been satisfied; and (B) the undertaking of the Project by the Agency and the granting of the Financial Assistance are and will be in compliance with all other applicable requirements of the Act, Article 8 of the Environmental Conservation Law (the "SEQR Act") and the regulations adopted pursuant thereto (the "Regulations" and together with the SEQR Act, collectively, "SEQRA"), and all other statutes, codes, laws, rules and regulations of any governmental authority having jurisdiction over the Project or the Project Facility (collectively, the "Applicable Laws"); and

WHEREAS, the Agency desires to encourage the Applicant to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Nassau County, New York, and to prevent unemployment and economic deterioration, by undertaking the Project in Nassau County, New York; and

WHEREAS, a preliminary agreement (the "Preliminary Agreement") relative to the proposed undertaking of the Project by the Agency has been or will be delivered to the Applicant for execution;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby authorizes the CEO/Executive Director of the Agency (and hereby ratifies any actions heretofore taken by the CEO/Executive Director): (A) to establish a time, date and place for a public hearing (the "Public Hearing") of the Agency to hear all persons interested in the location and nature of the Project and the proposed Financial Assistance being contemplated by the Agency with respect to the Project, said Public Hearing to be held in the city, town or village within which the Project Facility is or will be located; (B) to cause notice of said Public Hearing to be given to the public by publishing a notice of said Public Hearing in a

newspaper of general circulation available to residents of the governmental units within which the Project Facility is or will be located, such notice to comply with the requirements of and to be published in accordance with the requirements of the Act; (C) to cause notice of said Public Hearing, pursuant to the Act, to be given to the chief executive officer of the County of Nassau, New York, and of each city, town, village, school district and other affected tax jurisdiction in which the Project Facility is or is to be located; (D) to establish a time, date and place for a meeting of the Agency (the "IDA Meeting") to consider whether to approve a proposed deviation from the Agency's uniform tax exemption policy in accordance with the Act if the CEO/Executive Director determines that the portion of the Financial Assistance consisting of an exemption from real property taxes constitutes a deviation from such policy; (E) to cause notice of any such proposed deviation from the Agency's uniform tax exemption policy and of the IDA Meeting to be given to the chief executive officer of each affected tax jurisdiction and to all other persons required by the Act; (F) to conduct the Public Hearing or to authorize a hearing officer to conduct the Public Hearing; (G) to cause a report of the Public Hearing fairly summarizing the views presented at said Public Hearing to be promptly prepared and cause copies of said report to be made available to the members of the Agency; (H) to hold the IDA Meeting and to review any correspondence received regarding the proposed deviation from the Agency's uniform tax exemption policy, if applicable; and (I) to otherwise comply with all other procedural and other requirements imposed on the Agency pursuant to Applicable Laws with respect to the Project and/or the Financial Assistance.

Section 2. The Applicant is hereby authorized to conduct such environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary or convenient to enable the Agency to make its determination whether to proceed with the Project and to grant the Financial Assistance; provided, however, that such authorization shall not entitle or permit the Applicant to commence the acquisition, renovation, installation or equipping of the Project Facility on behalf of the Agency unless and until the Agency shall determine that all requirements of Applicable Laws have been fulfilled. The officers, agents and employees of the Agency are hereby directed to proceed to do such things or perform such acts as may allow the Agency to proceed to its final consideration of the Project. This Resolution constitutes an authorization to conduct concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning with respect to the Project within the meaning of Section 617.3(c)(2) of the Regulations and a determination of compliance with technical requirements within the meaning of Section 617.3(c)(2) of the Regulations and does not constitute, and shall not be deemed to constitute, either an approval by the Agency of the Project for the purposes of the Act or SEQRA or a commitment by the Agency to approve the Project or to grant the Financial Assistance.

Section 3. Any expenses incurred by the Agency with respect to the Project and/or the financing thereof shall be paid by the Applicant as set forth in the Preliminary Agreement.

Section 4. The findings of the Agency set forth herein are expressly conditioned upon full compliance of the Applicant, the Project and the Project Facility with all Applicable Laws, and the Applicant shall be required to provide evidence of same satisfactory to the Agency prior to the granting of any Financial Assistance.

Section 5. If, following full compliance with all Applicable Laws, the Agency adopts a future resolution (the "Future Resolution") determining to proceed with the Project and to grant the

Financial Assistance, or any portion thereof, with respect to the Project and the Applicant complies with all conditions set forth in the Preliminary Agreement and the Future Resolution, then the Agency will (A) acquire an interest in the Project Facility pursuant to a deed, lease agreement, assignment of lease, license, bill of sale and/or other documentation to be negotiated between the Agency and the Applicant (the "Acquisition Agreement"); (B) renovate, install and equip the Building and acquire and install the Equipment; (C) lease (with the obligation to purchase), license or sell the Project Facility to the Applicant pursuant to a lease agreement or an installment sale agreement (the "Project Agreement") to be negotiated between the Agency and the Applicant; and (D) provide the Financial Assistance with respect to the Project, all as contemplated by the Preliminary Agreement and the Future Resolution.

Section 6. The form, terms and substance of the Preliminary Agreement (in substantially the form presented at this meeting and attached hereto) are in all respects approved, and the Chair, the CEO/Executive Director and the Administrative Director of the Agency are each hereby authorized, empowered and directed, acting individually or jointly, to execute and deliver said Preliminary Agreement in the name and on behalf of the Agency, with such changes therein as shall be approved by the officer executing same on behalf of the Agency, the execution thereof by such officer to constitute conclusive evidence of such officer's approval of any and all changes or revisions therein from the form now before this meeting.

Section 7. From and after the execution and delivery of the Preliminary Agreement, the officers, agents and employees of the Agency are hereby authorized, empowered and directed, acting individually or jointly, to proceed with the undertakings provided for herein and therein on the part of the Agency, and are further authorized to do all such acts and things and to execute all such documents as may be necessary or convenient to carry out and comply with the terms and provisions of the Preliminary Agreement as and when executed.

Section 8. The law firm of Phillips Lytle LLP, Garden City, New York, is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Applicant, to work with counsel to the Agency, the Applicant, counsel to the Applicant, and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution.

Section 9. The Chair, the CEO/Executive Director and the Administrative Director of the Agency are each hereby authorized and directed to distribute copies of this Resolution to the Applicant and to all other persons required by Applicable Laws and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 10. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK

) SS.:

COUNTY OF NASSAU

We, the undersigned [Vice] Chair and [Asst.] Secretary of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 31, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Agency present throughout said meeting; and (E) the meeting was recorded and the recording has been or will be posted on the public website of the Agency pursuant to the Open Meetings Law.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this _____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

(SEAL)

**NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
AUDIT COMMITTEE**

October 30, 2025 Meeting

MINUTES

(Meeting convened by the Chair at 6:47 p.m. at 1550 Franklin Avenue, Ceremonial Chambers, Mineola, New York)

Roll Call

Raymond Pinto	Chair	Present
William Rockensies		Present
John Coumatos		Present

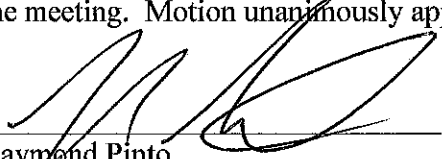
Others Present: Sheldon L. Shrenkel
Anne LaMorte
Anthony Marano
Paul V. O'Brien

Prior notice of the meeting was given in accordance with the by-laws, the committee charter and applicable law.

FY2026 Proposed Budget

Motion made by W. Rockensies, seconded by J. Coumatos, to recommend approval of the FY2026 proposed budget for employee compensation as presented and recommending that the members of the Agency approve same. Motion was unanimously approved.

(Motion to adjourn was made by W. Rockensies, seconded by J. Coumatos, to adjourn the meeting. Motion unanimously approved at 6:48 p.m.)



Raymond Pinto
Chair

**NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
FINANCE COMMITTEE**

October 30, 2025 Meeting

MINUTES

(Meeting convened by the Chair at 6:48 p.m. at 1550 Franklin Avenue, Ceremonial Chambers, Mineola, New York)

Roll Call

Reginald Spinello	Chair	Present
Raymond Pinto		Present
Joseph Manzella		Present

Others Present: Sheldon L. Shrenkel
Anne LaMorte
Anthony Marano
Paul V. O'Brien

Prior notice of the meeting was given in accordance with the by-laws, the committee charter and applicable law.

Environmental Services Approved List

Motion made by J. Manzella, seconded by R. Pinto, to recommend approval of an approved list of consultants to provide certain environmental services to the Agency. Motion was unanimously approved.

Title Services Approved List

Motion made by R. Spinello, seconded by J. Manzella, to recommend approval of an approved list of companies to provide certain title insurance services to the Agency. Motion was unanimously approved.

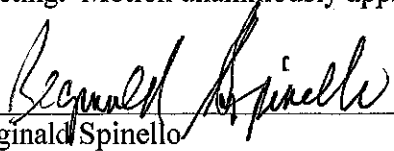
FY2026 Proposed Budget

Motion made by J. Manzella, seconded by R. Pinto, to recommend approval of the FY2026 proposed budget as presented and recommending that the members of the Agency approve same. Motion was unanimously approved.

March 26, 2025 Meeting Minutes

Motion made by R. Spinello, seconded by J. Manzella, to approve the minutes of the Finance Committee's March 26, 2025 meeting. Motion was unanimously approved.

(Motion to adjourn was made by R. Spinello, seconded by R. Pinto, to adjourn the meeting. Motion unanimously approved at 6:49 p.m.)



Reginald Spinello
Chair

**NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
GOVERNANCE COMMITTEE**

October 30, 2025 Meeting

MINUTES

(Meeting convened by the Chair at 6:45 p.m. at 1550 Franklin Avenue, Ceremonial Chambers, Mineola, New York)

Roll Call

William Rockensies	Chairman	Present
Marco Troiano		Excused
Raymond Pinto		Present

Others Present: Sheldon L. Shrenkel
 Anne LaMorte
 Anthony Marano
 Paul V. O'Brien

Prior notice of the meeting was given in accordance with the by-laws, the committee charter and applicable law.

FY2026 Proposed Budget

Motion made by R. Pinto, seconded by W. Rockensies, to recommend approval of the FY2026 proposed budget for executive compensation as presented and recommending that the members of the Agency approve same. Motion was unanimously approved.

June 26, 2025 Meeting Minutes

Motion made by R. Pinto, seconded by W. Rockensies, to approve the minutes of the Governance Committee's June 26, 2025 meeting. Motion was unanimously approved.

(Motion to adjourn was made by W. Rockensies, seconded by R. Pinto, to adjourn the meeting. Motion unanimously approved at 6:47 p.m.)



William Rockensies
Chair

Nassau County Industrial Development Agency (the “Agency”)
Board Meeting Minutes
March 12, 2026
6:00 P.M.

I. Board Roll Call

William Rockensies	Present
John Coumatos	Present
Reginald Spinello	Present
Raymond Pinto	Not Present
Marco Troiano	Present
Joseph Manzella	Present
Ryan Sakowich	Present

Others Present:

Sheldon L. Shrenkel	Chief Executive Officer / Executive Director
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transactional Counsel
John Anzalone	Bond/Transactional Counsel

Pledge of Allegiance:

Pledge led by Member Manzella.

II. Chair Report

No report.

III. CEO Report

No report, but thanked the board members for making themselves available for this meeting.

IV. Public Comment Period

No members of the public made any comments.

V. Existing Business and Discussion

A. Approval Resolutions

i. Pine Town Homes, L.P.

- a. SEQRA Resolution
- b. Approving Resolution

Applicant's counsel, John Gordon of Forchelli Deegan Terrana LLP, described the proposed affordable housing rehabilitation project and the requested financial assistance consisting of exemptions from sales and use taxes and mortgage recording taxes. No amendment of the PILOT is being sought. The project consists primarily of renovations to tenants' kitchens and bathrooms.

Chair Rockensies asked if any members of the Agency have any comments or questions. Member Manzella asked whether the existing jobs at the project facility would be retained. Mr. Gordon responded in the affirmative.

Transaction Counsel Paul O'Brien described the resolutions being considered by the board.

Member Spinello moved to adopt the proposed SEQRA and Approving Resolutions. Member Manzella seconded the motion. The motion was approved unanimously (Resolution Nos. 2026-19 and 2026-20).

ii. 350 Broadway Hicksville LLC

- a. SEQRA Resolution
- b. PILOT Deviation Resolution
- c. Approving Resolution

Applicant's counsel, Erik Snipas of Greenberg Traurig LLP, described the proposed warehouse/storage project and the existing site conditions and uses. Mr. Snipas stated that his client has engaged in community outreach with respect to the proposed project and that there have been no objections. Mr. Snipas stated that his client is marketing the space to small businesses that need storage space.

Chair Rockensies asked if any members of the Agency have any comments or questions. Member Spinello asked Applicant's counsel why a 15 year PILOT is required in light of the job creation proposal. Mr. Snipas answered the question.

Transaction Counsel Paul O'Brien described the resolutions being considered by the board.

Member Troiano moved to adopt the proposed SEQRA, PILOT Deviation and Approving Resolutions. Chair Rockensies seconded the motion. The motion was approved by a vote of 5-0 with Member Spinello abstaining (Resolution Nos. 2026-21, 2026-22 and 2026-23).

- iii. The Bridge Project
 - a. SEQRA Resolution
 - b. PILOT Deviation Resolution
 - c. Approving Resolution

Chair Rockensies stated that he is recusing himself with respect to this matter and that he has filed a disclosure affidavit, all to avoid any appearance of a conflict. Member Spinello is Acting Chair with respect to the consideration of this matter.

Applicant’s counsel, John Gordon of Forchelli Deegan Terrana LLP, described the proposed 9-story residential/commercial condominium project. Mr. Gordon stated that this is transit-oriented development that will include 101 residential units and an event space. Mr. Gordon described the jobs to be created.

Chair Rockensies asked if any members of the Agency have any comments or questions. Member Spinello stated that he supports the proposal.

Transaction Counsel Paul O’Brien described the resolutions being considered by the board.

Member Manzella moved to adopt the proposed SEQRA, PILOT Deviation and Approving Resolutions. Member Coumatos seconded the motion. The motion was approved by a vote of 5-0 with Chair Rockensies recusing himself (Resolution Nos. 2026-24, 2026-25 and 2026-26).

B. Preliminary Resolutions

None

C. Discussion

None

D. Consent Resolutions

None

VI. New Business

A. Preliminary Resolutions

None

VII. Committee Reports

None

VIII. Other Business

A. Minutes

i. Approval of February 26, 2026 Minutes

Chair Rockensies asked if any members have any questions or comments with respect to the draft minutes.

Member Manzella moved to approve the draft February 26, 2026 meeting minutes. Member Sakowich seconded the motion. The motion was approved unanimously.

B. Other Resolutions

None

IX. Bills and Communications

None

X. Treasurer's Report

None

XI. Announcements

None

XII. Executive Session

None

XIII. Adjournment

A motion to adjourn the board meeting was made by Member Manzella, which was seconded by Member Sakowich. The resolution was approved unanimously. The meeting ended at 6:20 PM.

[For additional information, please see a recording of the March 12, 2026 meeting of the board of the Nassau County Industrial Development Agency found on the Agency's YouTube channel: <https://www.youtube.com/watch?v=Lz4ec5CxN88>]

William Rockensies
Chair

Raymond Pinto
Secretary

--END--

Resolution Addressing Finance Matters

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 31, 2026, at 6:15 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY (THE “AGENCY”)
APPROVING AND ADOPTING FY2025 AUDITED FINANCIAL STATEMENTS
AND CERTAIN OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, upon the recommendation of the Agency’s Audit Committee, the Agency desires to approve and adopt certain audited financial statements as the FY2025 audited financial statements of the Agency, all in accordance with the requirements of the Public Authorities Accountability Act of 2005, as amended, and the Public Authorities Reform Act of 2009, as amended (collectively, the “PAAA”); and

WHEREAS, upon the recommendation of the Agency’s Finance Committee, the Agency desires to approve and adopt a certain audit of investments as the FY2025 audit of investments of the Agency, all in accordance with the PAAA;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. Upon recommendation of the Agency’s Audit Committee, the Agency hereby approves and adopts the audited financial statements attached hereto at Exhibit A as the FY2025 audited financial statements of the Agency. The Agency hereby authorizes the officers of the Agency to disseminate and publish the FY2025 audited financial statements in accordance with applicable law, including, without limitation, pursuant to the PAAA.

Section 2. Upon recommendation of the Agency’s Finance Committee, the Agency hereby approves and adopts the audit of investments attached hereto as Exhibit B as the FY2025 audit of investments of the Agency. The Agency hereby authorizes the officers of the Agency to disseminate and publish the FY2025 audit of investments in accordance with applicable law, including, without limitation, pursuant to the PAAA.

Section 3. The Agency hereby determines that the proposed action is a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, “SEQRA”) involving “continuing agency administration” which does not involve “new programs or major reordering of priorities that may affect the environment” (6 NYCRR Section 617.5(c)(26)), and therefore no findings or determination of significance are required under SEQRA.

Section 4. This Resolution shall not preclude the Agency from adopting other or further policies relating to governance and activities of the Agency as determined from time to time by the members of the Agency.

Section 5. This Resolution shall take effect immediately and the members of the Agency hereby ratify and confirm any and all actions taken by staff of the Agency prior to the adoption of this Resolution with respect to the subject matter hereof.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly _____.

STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

We, the undersigned [Assistant] Secretary and [Vice] Chair of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 31, 2026, with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Agency this ___ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

EXHIBIT A

FY2025 Audited Financial Statements

EXHIBIT B

FY2025 Audit of Investments

Resolution Addressing Governance Matters - Policies & Procedures

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 31, 2026, at 6:15 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT
AGENCY (“AGENCY”) ADOPTING UPDATED POLICIES & PROCEDURES
AND ADDRESSING RELATED MATTERS

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Agency wishes to update its policies and procedures to ensure continued compliance with current best practices in governance and applicable law, including, without limitation, the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby adopts the amended and restated by-laws of the Agency annexed hereto in Exhibit A (the “By-Laws”) as part of the Agency’s Policy Manual. The By-Laws hereby replace any and all by-laws heretofore adopted by the Agency.

Section 2. The Agency hereby adopts the amended and restated charters of the Agency’s Audit Committee, Governance Committee and Finance Committee annexed hereto in Exhibit A (collectively, the “Charters”) as part of the Agency’s Policy Manual. The Charters hereby replace any and all charters heretofore adopted by the Agency with respect to the aforesaid committees. The members of the Agency hereby state that the aforesaid committees are the only existing committees of the Agency.

Section 3. The Agency hereby readopts its Mission Statement and Performance Measures attached hereto as Exhibit A (the “Mission Statement”) as part of the Agency’s Policy Manual, which Mission Statement shall hereby replace any and all such reports and statements previously adopted by the Agency. In addition, the Agency adopts its 2025 Operations and Accomplishments and Performance Measurements Report in the form attached hereto as Exhibit B.

Section 4. The Agency hereby adopts as formal policies of the Agency the provisions of the policies, practices and procedures annexed hereto in Exhibit A (collectively, the “2026

Policies”) as part of the Agency’s Policy Manual. The 2026 Policies hereby replace any and all policies, practices and procedures heretofore adopted by the Agency.

Section 5. The Agency hereby adopts the amended form of Uniform Project Agreement annexed hereto as Exhibit C (the “UPA”). The UPA hereby replaces any and all forms of sublease agreement, installment sale agreement, uniform project agreement and/or project agreement heretofore adopted by the Agency. Subject to compliance with applicable law, the Chair, CEO/Executive Director, general counsel and transaction/bond counsel to the Agency shall be authorized to amend or supplement the UPA to enhance transactional flexibility.

Section 6. The Agency hereby adopts the amended form of Application for Financial Assistance annexed hereto as Exhibit D (the “Application”). The Application hereby replaces any and all forms of application for financial assistance heretofore adopted by the Agency.

Section 7. In accordance with Article 57-A of the Arts and Cultural Affairs Law (the “Local Government Records Law”), the Agency hereby readopts Records Retention and Disposition Schedule LGS-1 (the “Schedule”) annexed hereto in Exhibit A as part of the Agency’s Policy Manual. The Schedule contains legal minimum retention periods for use by all officers and employees of the Agency in determining whether and when to legally dispose of valueless records listed in the Schedule. In accordance with the Local Government Records Law, (a) only those records will be disposed of that are described in the Schedule after they have met the minimum retention periods described therein, and (b) only those records will be disposed of that do not have sufficient administrative, fiscal, legal or historical value to merit retention beyond established legal minimum periods. The Administrative Director of the Agency is re-designated as the Records Management Officer.

Section 8. The Agency hereby ratifies and confirms all actions heretofore taken by the Agency’s staff in connection with the foregoing.

Section 9. The Agency hereby determines that the proposed actions are a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, “SEQRA”) involving “continuing agency administration” which do not involve “new programs or major reordering of priorities that may affect the environment” (6 NYCRR §617.5(c)(20)) and therefore no Findings or determination of significance are required under SEQRA.

Section 10. This Resolution shall not preclude the Agency from adopting other or further policies relating to governance and activities of the Agency as determined from time to time by the members of the Agency.

Section 11. This Resolution shall take effect immediately.

Adopted: March 31, 2026

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly _____.

STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

We, the undersigned [Assistant] Secretary and [Vice] Chair of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 26, 2026, with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Agency this ___ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

(SEAL)

EXHIBIT A

Agency Policy Manual

EXHIBIT B

2025 Operations and Accomplishments

EXHIBIT C

Uniform Project Agreement

EXHIBIT D

Application for Financial Assistance

**2026 LIBDC
Event Resolution**

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 31, 2026, at 6:15 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-__

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) AUTHORIZING THE PURCHASE OF ADVERTISING FOR AND ATTENDANCE AT THE LONG ISLAND BUSINESS DEVELOPMENT COUNCIL 56TH CONFERENCE EVENT

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said general Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to, inter alia, promote the economic welfare, recreation opportunities and prosperity of the inhabitants of New York State and actively promote, develop, encourage and assist in the promotion, attraction and development of economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; improve their economic welfare, recreation opportunities, prosperity and standard of living, and prevent unemployment and economic deterioration; and promote the development of facilities to provide recreation for the citizens of New York State and to attract tourists from other states; and

WHEREAS, the Long Island Business Development Council (the “Vendor”), which organization was established to, among other things, promote business and economic development and job growth in the Long Island economy, is the organizer of its LIBDC 56th Conference scheduled to be held on October 7-9, 2026 (the “Event”); and

WHEREAS, the Vendor’s purposes include, among others, the promotion of business and economic development and job growth within the County of Nassau; and

WHEREAS, the purposes of the Event are consistent with the mission of the Agency; and

WHEREAS, the Agency entered into an agreement to purchase advertising services and registrations for the Event, to promote economic development and the business community within the County, all in furtherance of the Agency’s mission and activities;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby authorizes the purchase of advertising services in connection with the Event and registrations to attend the Event, all as set forth in a certain agreement to be entered into by and between the Agency and the Vendor (the “Agreement”), at a total cost of \$3,500, and hereby authorizes the execution and delivery of the Agreement by the CEO/Executive Director on behalf of the Agency. The Agency finds that (a) the purposes of the Event are consistent with and further the mission and purposes of the Agency, (b) the required services are not available through the New York State Preferred Source Program, (c) there is only one possible source from which to procure the services contemplated by this Resolution, and such

services have unique benefits and, therefore, no competitive bidding process is feasible, and (d) the cost of such services is reasonable.

Section 2. The Agency hereby determines that the proposed action is a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, “SEQRA”) involving “continuing agency administration” which does not involve “new programs or major reordering of priorities that may affect the environment” (6 NYCRR Section 6.17.5 (c)(26)) and therefore no findings or determination of significance are required under SEQRA.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly [_____].

STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

We, the undersigned [Assistant] Secretary and [Vice] Chairman of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 31, 2026, with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Agency this ___ day of March, 2026.

[Assistant] Secretary

[Vice] Chairman

(SEAL)

**Vision Long Island 2026 Smart Growth Awards
Event Resolution**

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 31, 2026, at 6:15 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-__

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) AUTHORIZING THE PURCHASE OF ADVERTISING FOR AND ATTENDANCE AT THE VISION LONG ISLAND 2026 SMART GROWTH AWARDS EVENT

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said general Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to, *inter alia*, promote the economic welfare, recreation opportunities and prosperity of the inhabitants of New York State and actively promote, develop, encourage and assist in the promotion, attraction and development of economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; improve their economic welfare, recreation opportunities, prosperity and standard of living, and prevent unemployment and economic deterioration; and promote the development of facilities to provide recreation for the citizens of New York State and to attract tourists from other states; and

WHEREAS, Vision Long Island (the “Vendor”) is the organizer of its 2026 Smart Growth Awards event which will be held on June 12, 2026 (the “Event”); and

WHEREAS, the Vendor’s purposes include, among others, the promotion of economic development within the County of Nassau; and

WHEREAS, the purposes of the Event are consistent with the mission of the Agency; and

WHEREAS, the Agency desires to enter into an agreement to purchase advertising services and registrations for the Event, to promote economic development and the business community within Nassau County, all in furtherance of the Agency’s mission and activities;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby authorizes purchase of advertising services in connection with the Event and registrations to attend the Event, all as set forth in a certain proposed agreement by and between the Agency and the Vendor (the “Agreement”), at a total cost of \$3,000, and hereby authorizes the execution and delivery of the Agreement by the CEO/Executive Director on behalf of the Agency. The Agency finds that (a) the purposes of the Event are consistent with and further the mission and purposes of the Agency, (b) the required services are not available through the New York State Preferred Source Program, (c) there is only one possible source from which to procure the services contemplated by this Resolution, and such services have unique benefits and, therefore, no competitive bidding process is feasible, and (d) the cost of such services is reasonable.

Section 2. The Agency hereby determines that the proposed action is a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, “SEQRA”) involving “continuing agency administration” which does not involve “new programs or major reordering of priorities that may affect the environment” (6 NYCRR Section 617.5(c)(26)) and therefore no findings or determination of significance are required under SEQRA.

Section 3. This Resolution shall take effect immediately.

Adopted: March 31, 2026

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly _____.

STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

We, the undersigned [Assistant] Secretary and [Vice] Chair of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 31, 2026, with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Agency this ___ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

Resolution Addressing the Procurement of Certain Website-Related Services

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 31, 2026, at 6:15 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) RATIFYING AND CONFIRMING THE PROCUREMENT OF CERTAIN WEBSITE-RELATED SERVICES

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said general Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to, inter alia, promote the economic welfare, recreation opportunities and prosperity of the inhabitants of New York State and actively promote, develop, encourage and assist in the promotion, attraction and development of economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; improve their economic welfare, recreation opportunities, prosperity and standard of living, and prevent unemployment and economic deterioration; and promote the development of facilities to provide recreation for the citizens of New York State and to attract tourists from other states; and

WHEREAS, the Agency continues to update its website from time to time, to improve its services to the residents and businesses of Nassau County;

WHEREAS, in connection with the updating of its website, the Agency procures the services of a consultant to provide data delivery services; and

WHEREAS, eImpact possesses a high level of experience and expertise in providing these types of services, and therefore the Agency wishes to continue to procure these services from eImpact, to assist the Agency in its efforts to continue updating its website;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby ratifies and confirms the engagement of eImpact to secure data delivery services in connection with the Agency’s updating of its website, as set forth in a certain agreement by and between the Agency and eImpact (the “Agreement”), all at a cost not to exceed \$6,500 plus any applicable taxes. The Agency hereby ratifies and confirms any and all actions heretofore taken by the Staff of the Agency with respect to the engaging of eImpact to provide such services, including the execution and delivery of the Agreement. The Agency finds that (a) the engagement of eImpact is consistent with, and would further the mission and purposes of, the Agency, (b) the required services are not available through the New York State Preferred Source Program, (c) there is only one possible source from which to procure the Agency’s need for the services contemplated by this Resolution, and, therefore, no competitive bidding process is feasible, and (d) the cost of such services is reasonable based on research conducted by the Staff of the Agency.

Section 2. The Agency hereby determines that the proposed action is a Type II Action pursuant to Article 8 of the New York Environmental Conservation Law (including the regulations thereunder, "SEQRA") involving "continuing agency administration" which does not involve "new programs or major reordering of priorities that may affect the environment" (6 NYCRR Section 617.5(c)(26)) and therefore no findings or determination of significance are required under SEQRA.

Section 3. This Resolution shall take effect immediately.

Adopted: March 31, 2026

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

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Marco Troiano	VOTING
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Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly _____.

STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

We, the undersigned [Assistant] Secretary and [Vice] Chair of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 31, 2026, with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Agency this ___ day of March, 2026.

[Assistant] Secretary

[Vice] Chair